

**AGENDA  
ZONING COMMITTEE  
OF THE SAINT PAUL PLANNING COMMISSION  
Thursday, January 17, 2013 3:30 P.M.  
City Council Chambers, Room #300  
Third Floor City Hall - Saint Paul, Minnesota**

**NOTE:** The order in which the items appear on this agenda is not necessarily the order in which they will be heard at the meeting. The Zoning Committee will determine the order of the agenda at the beginning of its meeting.

**APPROVAL OF DECEMBER 20, 2012, ZONING COMMITTEE MINUTES**

**SITE PLAN REVIEW** – List of current applications (Tom Beach, 651-266-9086)

**NEW BUSINESS**

- 1      12-222-925 Hamline Park (Mosaic on a Stick)**  
Rezoning from R4 One-Family Residential to T2 Traditional Neighborhood  
1564 Lafond Ave, area bounded by Lafond, Snelling, Thomas, and Asbury  
R4  
Scott Tempel 651-266-6621

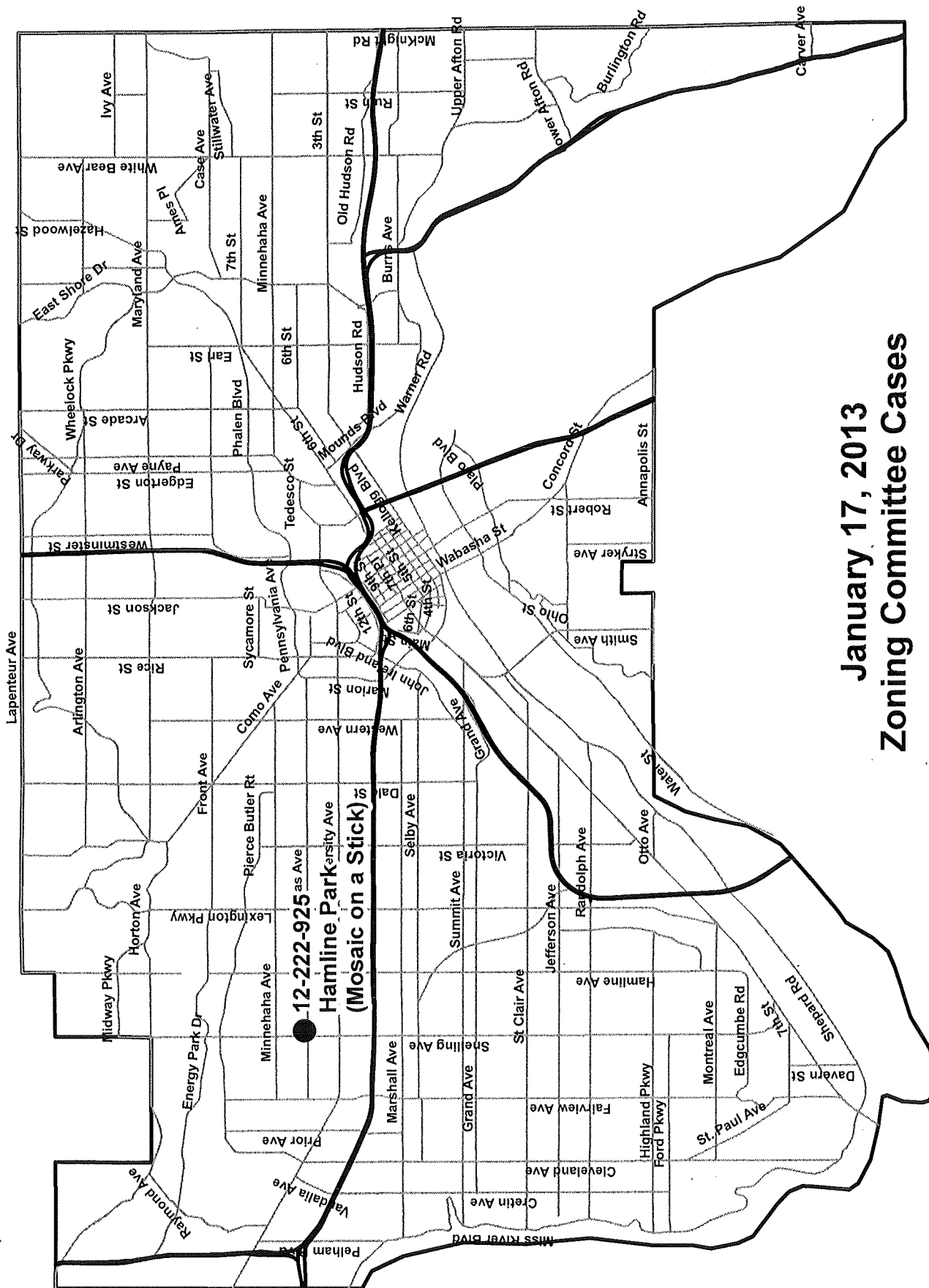
**ADJOURNMENT**

Information on agenda items being considered by the Zoning Committee can be found online at [www.stpaul.gov/ped](http://www.stpaul.gov/ped), then Planning, then Zoning Committee.

**ZONING COMMITTEE MEMBERS:** Call Patricia James at 266-6639 or Samantha Langer at 266-6550 if you are unable to attend the meeting.

**APPLICANT:** You or your designated representative must attend this meeting to answer any questions that the committee may have.

# January 17, 2013 Zoning Committee Cases



## ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Hamline Park (Mosaic On A Stick) **FILE #:** 12-222-925
  2. **APPLICANT:** City Of St Paul **HEARING DATE:** January 17, 2013
  3. **TYPE OF APPLICATION:** Rezoning - Consent
  4. **LOCATION:** 1564 Lafond Ave, area bounded by Lafond, Snelling, Thomas, and Asbury
  5. **PIN & LEGAL DESCRIPTION:** 342923220204; Hamline Syndicate Add No2 Alley In Blk And Lots 1 Thru Lot 20 Blk 4
  6. **PLANNING DISTRICT:** 11 **EXISTING ZONING:** R4
  7. **ZONING CODE REFERENCE:** §61.801(b)
  8. **STAFF REPORT DATE:** January 3, 2013 **BY:** Scott Tempel
  9. **DATE RECEIVED:** December 26, 2012 **60-DAY DEADLINE FOR ACTION:** February 24, 2013
- 

A. **PURPOSE:** Rezoning from R4 One-Family Residential to T2 Traditional Neighborhood.

B. **PARCEL SIZE:** 93,675 sq. ft.

C. **EXISTING LAND USE:** Community Park

D. **SURROUNDING LAND USE:**

North: Mixed Use Residential, Single Family Detached and Multifamily dwellings

East: Single Family Detached dwellings

South: Institutional church

West: a mix of Multifamily and Single Family Detached and Attached dwellings

E. **ZONING CODE CITATION:** §61.801(b) provides for changes to the zoning of property initiated by the property owner.

F. **HISTORY/DISCUSSION:** The park has been in existence since before 1920. The current building was constructed in 1938 under the "Works Progress Administration" (WPA) program. The building was designed by Cap Wigington, and was designated a historic building in 1992. The building was used as a park recreation center until 1993. The City of Saint Paul, sought a tenant who could maximize the community benefit and economic potential of this unique setting, and chose Mosaic on a Stick through an RFP process in 2012. Mosaic will lease the building for classroom space, studio space, gallery shows, and operation of a small retail store for materials and supplies. Mosaic will also have the option to open the space for use to community groups and events.

G. **DISTRICT COUNCIL RECOMMENDATION:** District Council 11 had not taken a position on the application at the time of the staff report.

H. **FINDINGS:**

1. This application is to rezone the property at 1564 Lafond Ave. from R4 (One-family Residential) to T2 (Traditional Neighborhood) to permit the business uses proposed by Mosaic on a Stick in the building. The rest of the site will continue to be used as a park and the City will continue to own the property.
2. The proposed zoning is consistent with the way this area has developed and with the historical zoning of the properties. The T2 zoning district permits a varied mix of residential and commercial uses. Snelling Avenue is a major commercial and transportation corridor. There are mixed residential and commercial uses both to the north and south of the parcel. §66.313 states the intent of the T2 Traditional Neighborhood District, which is to encourage a variety of uses and housing types, with careful attention to the amount and placement of parking and transitions to adjacent residential neighborhoods. Mosaic will utilize the existing parking internal to the park.

3. The proposed zoning is consistent with the 2030 St. Paul Comprehensive Plan, Land Use policy 1.24, *Support a mix of uses on Mixed-Use Corridors*. Snelling Avenue is identified as a mixed-use corridor in the 2030 Comprehensive Plan, adopted in 2010. The Hamline Midway Community Plan has several pertinent supporting strategies including:
    - o HMC shall work with the City to make best use of City resources and to seek public-private partnerships for use of City-owned buildings within the Hamline Midway neighborhood, the Hamline Library, the Griggs and Hancock Recreation Centers, and the Hamline Park building.
    - o HMC shall continue to encourage public art within the neighborhood and within new development or redevelopment and shall seek opportunities to collaborate with artists to identify opportunities for public art and to discuss issues that may inform the artist's work.
  4. The proposed zoning is compatible with surrounding uses, which are mixed-use residential, single- and multi-family residences, and institutional. T2 permits both residential and neighborhood oriented commercial uses, consistent with the area's existing mix of uses.
  5. Court rulings have determined that "spot zoning" is illegal in Minnesota. Minnesota courts have stated that this term *"applies to zoning changes, typically limited to small plots of land, which establish a use classification inconsistent with the surrounding uses and create an island of nonconforming use within a larger zoned property."* Approval of this proposal would not result in spot zoning as the area to the south of the property is currently zoned T2. This proposal would extend the existing T2 district north along a mixed-use commercial corridor.
  6. The petition for rezoning was found to be sufficient on December 26, 2012: 17 parcels eligible; 12 parcels required; 12 parcels signed.
- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends rezoning of 1564 Lafond Avenue from R4 One-Family Residential to T2 Traditional Neighborhood.



# PETITION TO AMEND THE ZONING CODE

Department of Planning and Economic Development  
Zoning Section  
1400 City Hall Annex  
25 West Fourth Street  
Saint Paul, MN 55102-1634  
(651) 266-6589

PD=11

#342923220204

File

12-222925

fee

Tent Heavy

## APPLICANT

Property Owner CITY of Saint Paul (DEPT. of Parks + Recreation)  
BY: REPRESENTATIVE: MOsaic on a Stick, a Minnesota LLC  
Address 595 SNELLING AVE. NORTH  
City ST. PAUL St. MN Zip 55104 Daytime Phone 651-246-7218  
Contact Person (if different) LORI GREENE Phone SAME AS ABOVE

## PROPERTY LOCATION

Address / Location 1564 Lafond AVE, ST. PAUL, MN 55104  
Legal Description Hamline Syndicate Addition No. 2 to Saint Paul, Ramsey County, MN, ALLEY AND BLOCK 4.  
(attach additional sheet if necessary)  
TAX PARCEL ID #: 34-29-23-22-0204 Current Zoning R-4  
(One Family non-Residential Zoning District)

## TO THE HONORABLE MAYOR AND CITY COUNCIL:

Pursuant to Section 61.800 of the Saint Paul Zoning Ordinance and to Section 462.357(S) of Minnesota Statutes, the City of Saint Paul, owner of land proposed for rezoning, hereby petitions you to rezone the above described property from a R-4 zoning district to a TN 2 zoning district, for the purpose of: MOsaic on a Stick, LLC to lease the Building for mosaic classroom space, studio space, gallery shows, and operation of a small retail store for mosaic materials and supplies; with options to open the space for use to community groups and events.

(attach additional sheets if necessary)

Attachments as required: ☒ Site Plan ☒ Consent Petition ☒ Affidavit

Subscribed and sworn to before me  
this Friday 7 day  
of December, 20 12.

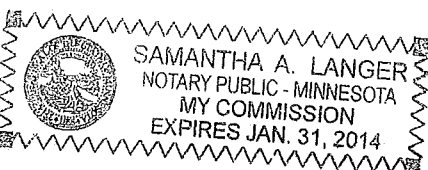
Samantha Langer  
Notary Public

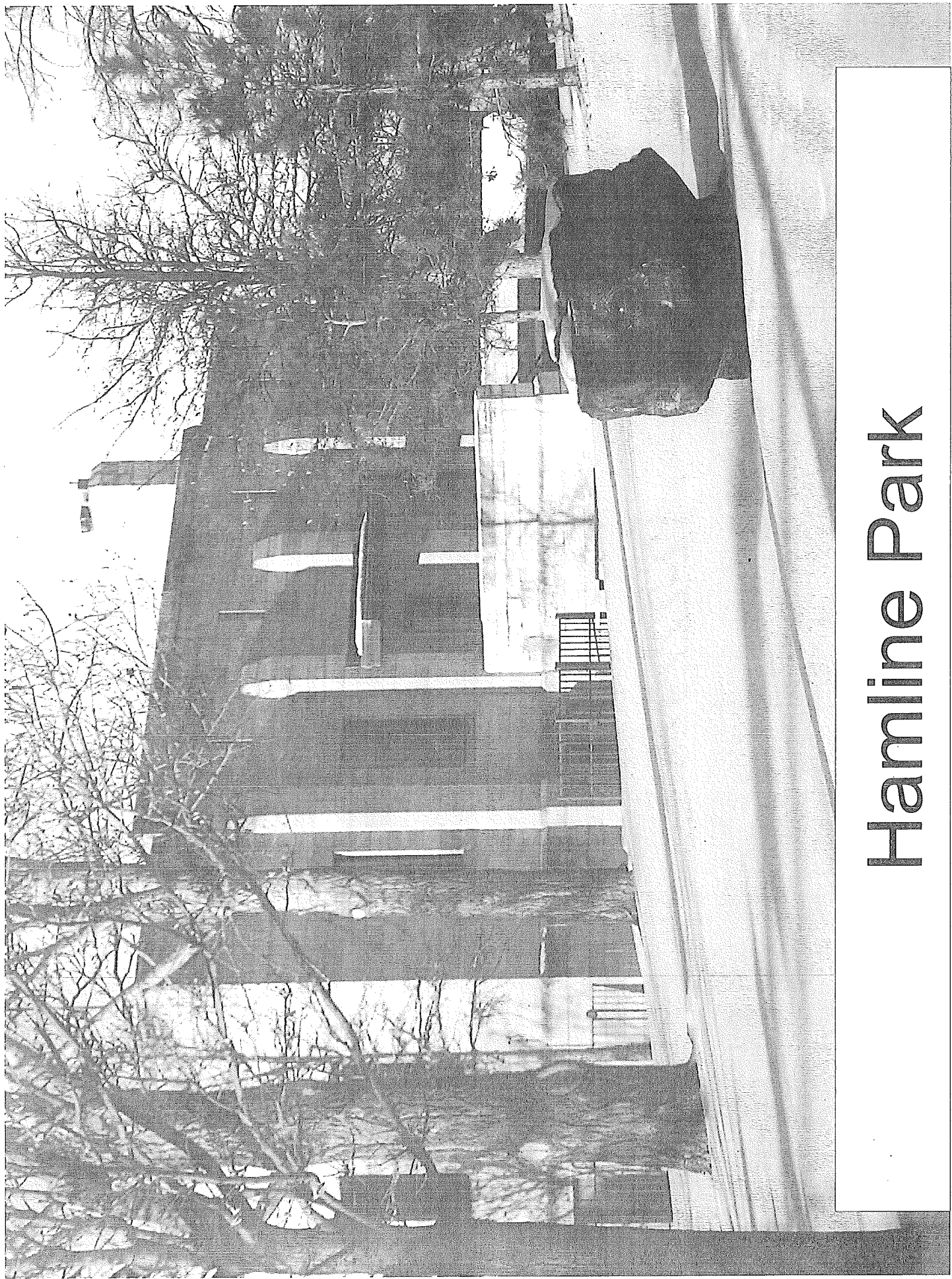
By: [Signature]  
Fee Owner of Property

Title: DIRECTOR

PARKS & RECREATION

Page 1 of \_\_\_\_

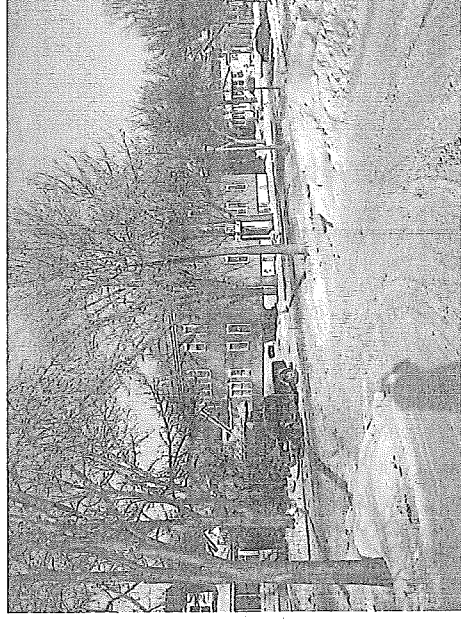
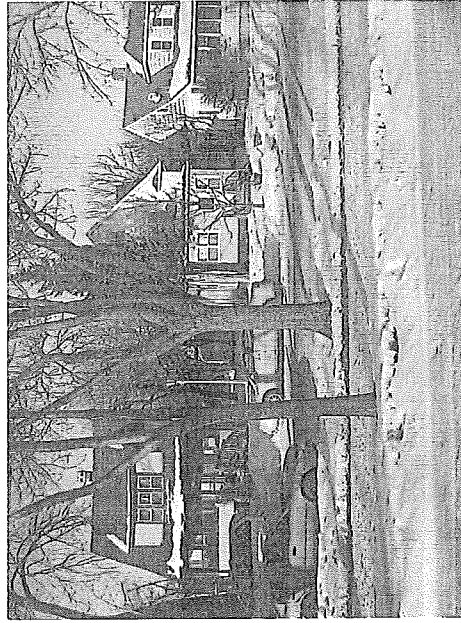
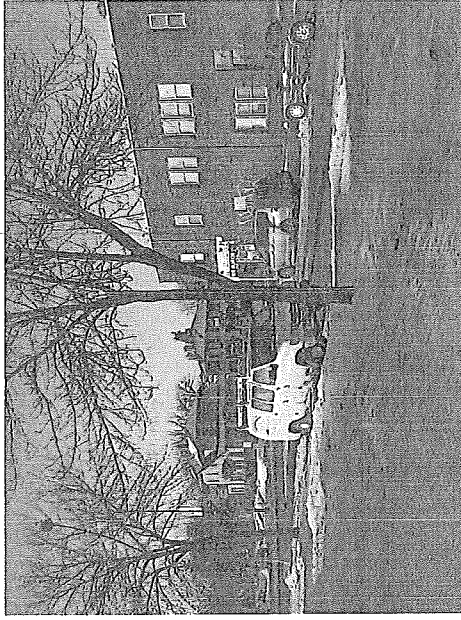
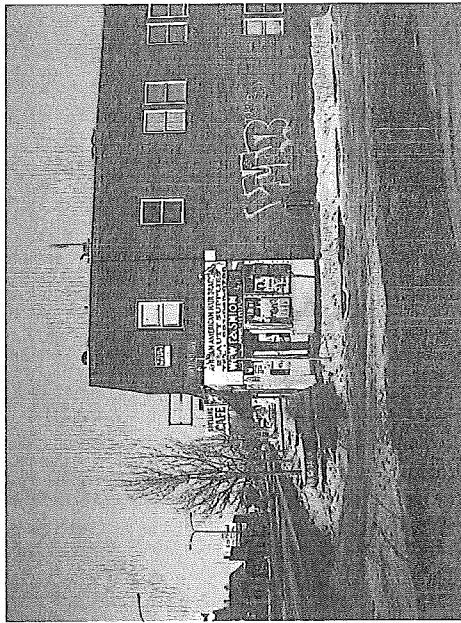




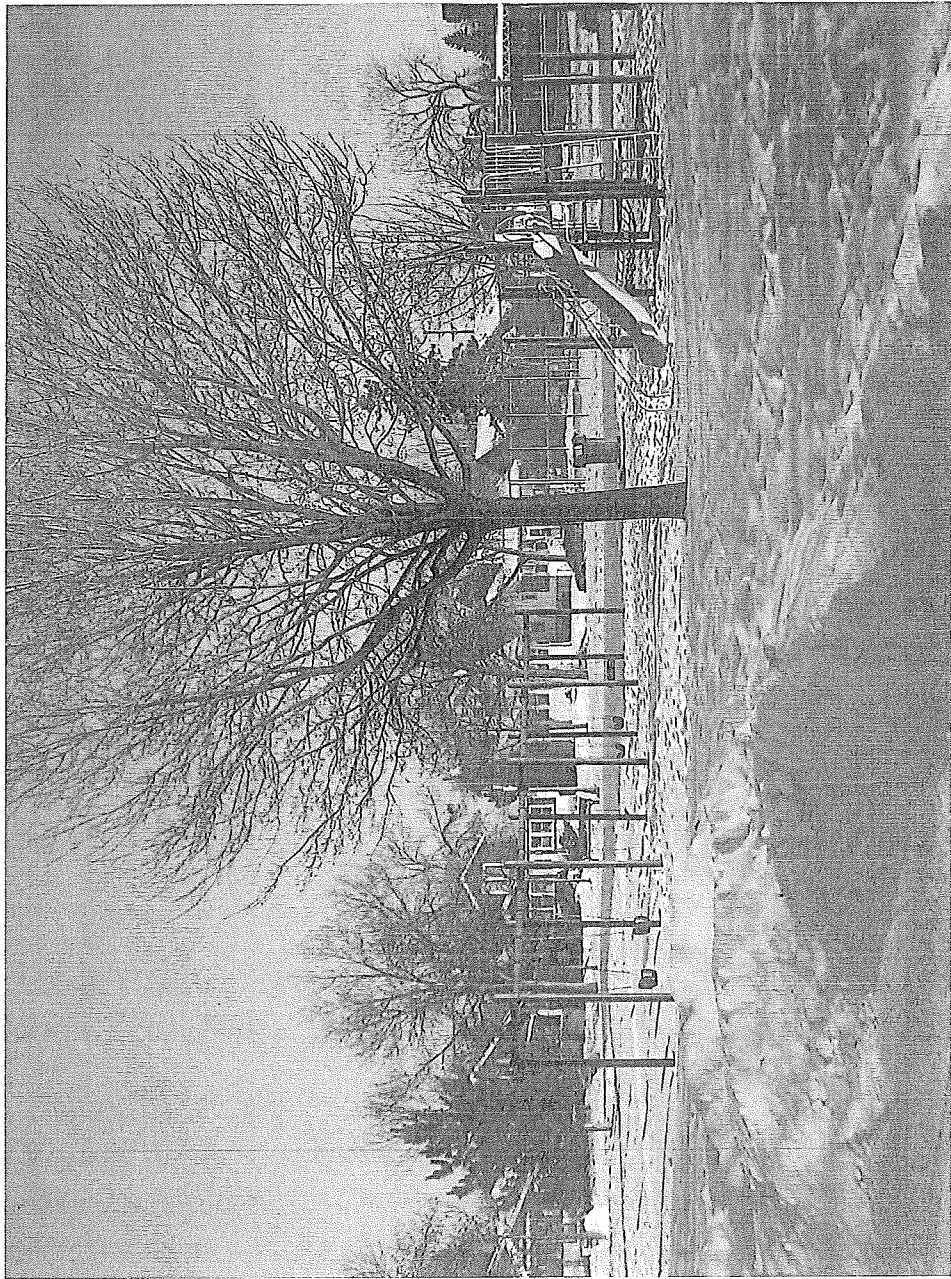
Hamline Park



# View to North

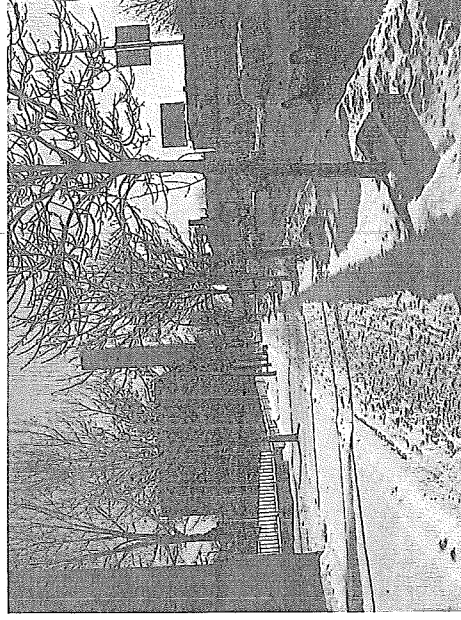
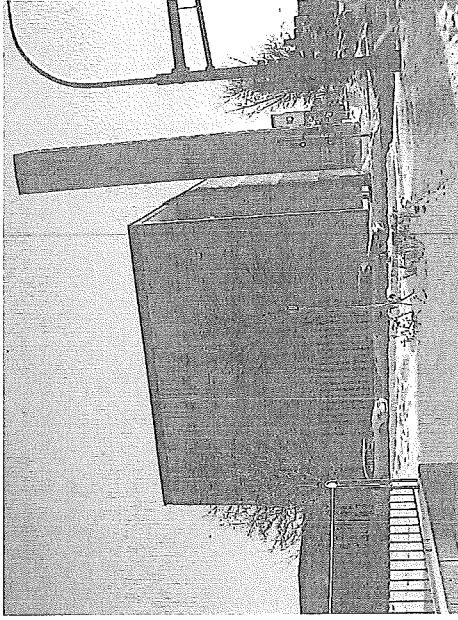
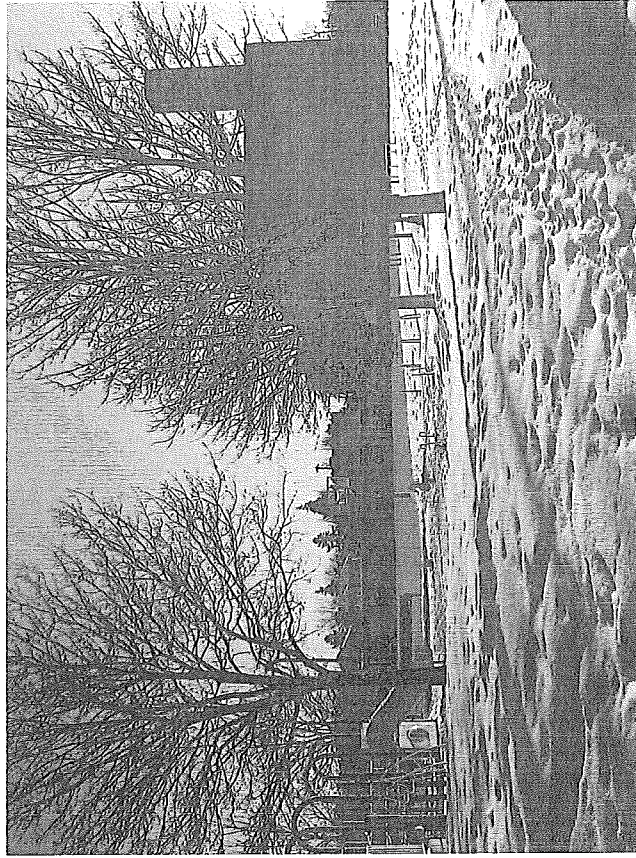


# View to East

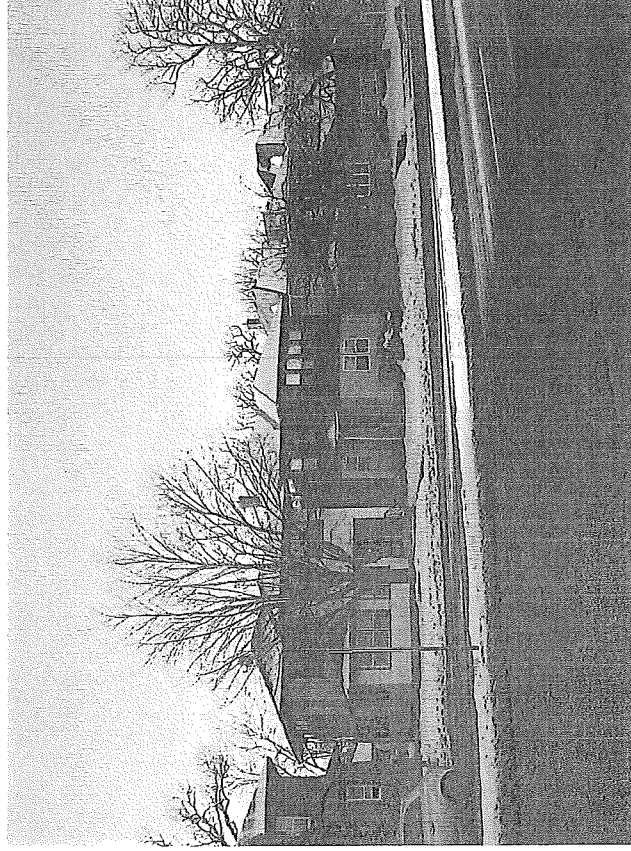
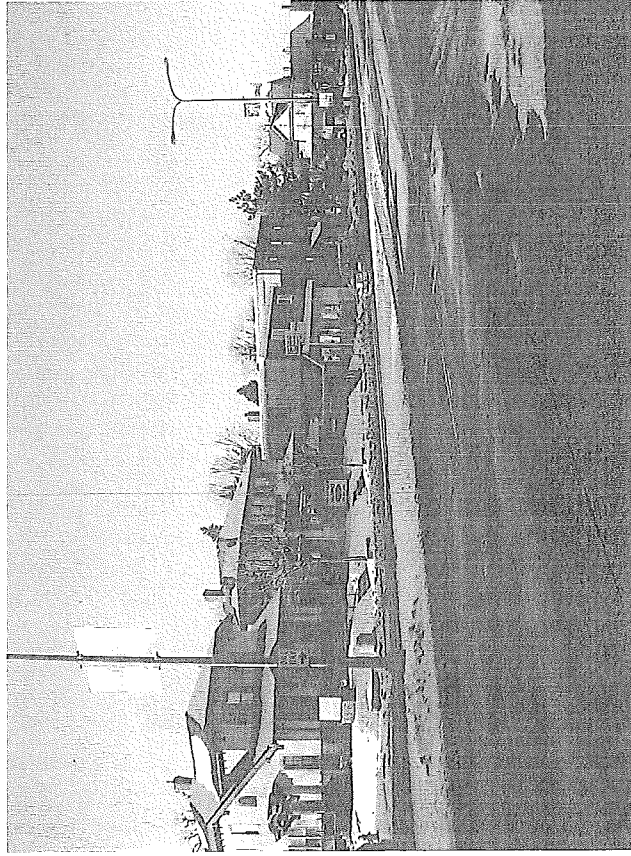




# View to South



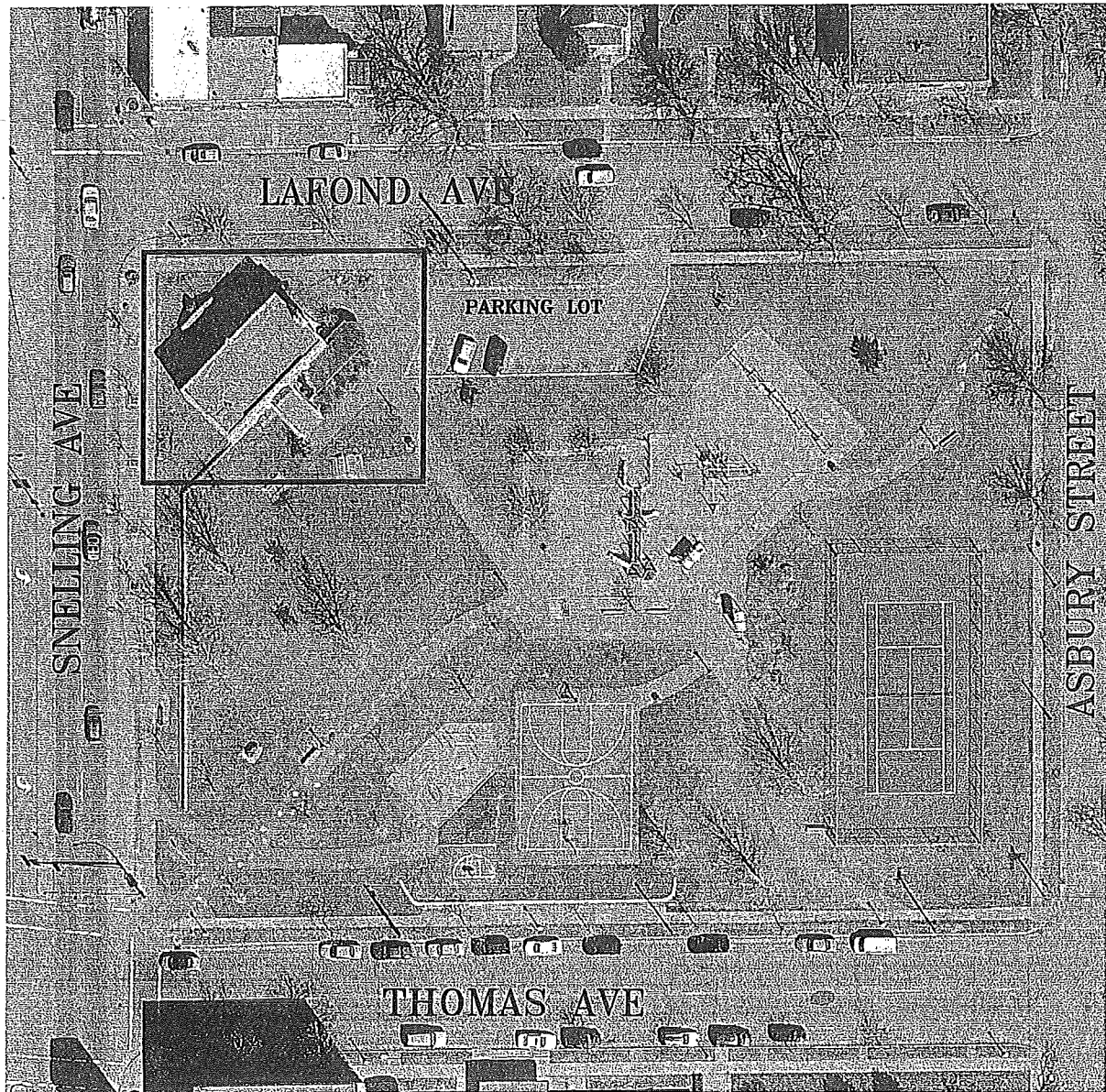
# View to West



HAMLIN PARK BUILDING

Site PLAN

HAMLIN PARK BUILDING-SITE



CITY OF ST. PAUL  
DESIGN GROUP

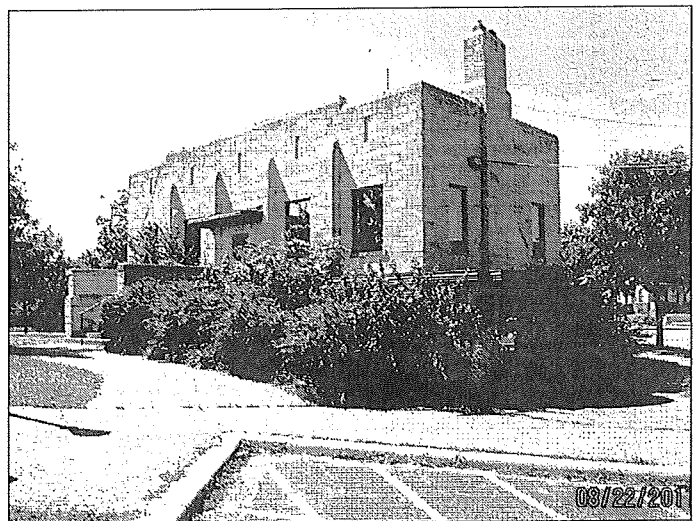
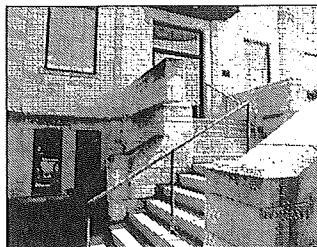
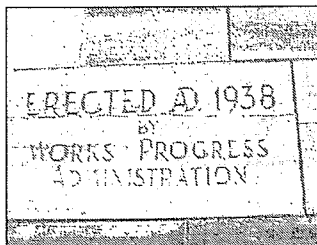
OFFICE of FINANCIAL SERVICE/REAL ESTATE  
25 WEST FOURTH STREET SUITE 1000  
ST. PAUL, MINNESOTA 55102



**For Lease**

**Hamline Park Building**  
1564 Lafond Avenue  
Saint Paul, MN 55104

# Hamline Park Building



The Most Livable  
City in America

Saint Paul Parks and Recreation

LISTED BY: CITY OF SAINT PAUL  
DEPARTMENT OF PARKS AND RECREATION

DEPARTMENT OF PARKS AND RECREATION



CITY OF SAINT PAUL

Mayor Christopher B. Coleman

400 City Hall Annex  
25 West 4<sup>th</sup> Street  
Saint Paul, Minnesota 55102  
[www.stpaul.gov/parks](http://www.stpaul.gov/parks)

Telephone: 651-266-6400  
Facsimile: 651-292-7311

Dear Property Owner:

The City of Saint Paul Department of Parks and Recreation Department is pleased to have the opportunity to have Lori Greene move her business, Mosaic on a Stick, into our Park building on the corner of Snelling and Lafond Avenues. The City of Saint Paul Department of Parks and Recreation will retain ownership of the building, and will continue to own, maintain, and provide access to the adjoining parkland, however, Mosaic on a Stick will move into the building and continue to offer the classes and retail mosaic supplies currently offered in its 595 North Snelling Avenue location.

In order for that move to be made, a change in the City zoning code from its present R1 to TN1 will be necessary. As a property owner within close proximity of the building, your approval is required before the City Council would be able to approve the change.

The Department of Parks and Recreation is in full support of this move. We believe that this will have a positive impact to your property. Last year we had to consider taking this building down, now with Mosaic on a Stick, we have a long term tenant that will care for the building. Parking for Mosaic on a Stick's customers and students will be available in the lot adjacent to the building and the parkland and many of the people who patronize Mosaic on a Stick live in the neighborhood and walk or take public transportation to the store.

The store's current hours are Tuesday through Saturday from 10:00 a.m. to 4:00 p.m. with evening small classes and an occasional opening on a Saturday evening concluding between 8:30 and 9:00 p.m.

We believe this move will bring positive traffic business to our building and the surrounding area and support it fully.

Sincerely,

Michael Hahm, CPRP  
Director  
Saint Paul Parks and Recreation



CAPRA Accreditation

An Affirmative Action Equal Opportunity Employer



National Gold Medal Award





Dear (Property Owner)

My name is Lori Greene. I own Mosaic on a Stick which has been located at 595 North Snelling Avenue (near the corner of Snelling & Thomas Avenues) for the last eight years.

I am excited to have the opportunity to move my business to the Parks & Recreation building at the corner of Snelling & Lafond Avenues this fall. The City of St. Paul will retain ownership of the building, and will continue to own, maintain and provide access to the adjoining parkland, but I will move my business into the building, offering both classes and retail mosaic supplies as I do now.

Making that move, however, necessitates a change in the city zoning code from its present \_\_\_\_\_ to \_\_\_\_\_. In order to ask the City Council to approve the change, I must get your approval since you own property within \_\_\_\_\_ feet of the building.

I sincerely doubt that there will be any negative impact on your property or its use by this change. There will be parking available to my customers and students in the lot adjacent to the building and the parkland. My shop is open from approximately 10 a.m. to 4 p.m. Tuesday through Saturday. Many of the people who patronize Mosaic On A Stick live in the neighborhood and walk or take public transportation to the store.

On several evenings a week there are classes with an attendance between five and twelve students. Periodically, when we have a display of artwork, there is an opening reception on a Saturday evening. This happens approximately four to six times a year. Those events generally end by 8:30 or 9:00.

If you would complete the attached approval form and return it to me in the stamped envelope, I would appreciate it. Please feel free to call me if you have questions or to stop at The Stick to discuss any concerns you may have.

Sincerely,

Lori Greene

A handwritten signature in black ink, appearing to read 'Lori', followed by a long, horizontal, wavy line that extends to the right.

ZONING PETITION SUFFICIENCY CHECK SHEET

REZONING

SCUP

NCUP

FIRST SUBMITTED

RESUBMITTED

DATE PETITION SUBMITTED: 12-7-12

DATE PETITION RESUBMITTED: 12-26-12

DATE OFFICIALLY RECEIVED: \_\_\_\_\_

DATE OFFICIALLY RECEIVED: 1-7-13

PARCELS ELIGIBLE: 17

PARCELS ELIGIBLE: 17

PARCELS REQUIRED: 12

PARCELS REQUIRED: 12

PARCELS SIGNED: 10

PARCELS SIGNED: 12

CHECKED BY: Paul Dubruic DATE: 12-26-12

ZONING FILE 12-222-925

# CITY OF SAINT PAUL

Department of Planning and Economic Development - Zoning Section  
1400 City Hall Annex, 25 Fourth Street W., Saint Paul, MN 55102  
651.266.6589

## CONSENT OF ADJOINING PROPERTY OWNERS FOR A REZONING

We, the undersigned, owners of the property within 100 feet of the total contiguous description of real estate owned, purchased, or sold by THE PETITIONER within one year preceding the date of this petition acknowledge that we have been presented with the following:

1. A copy of the petition of City of Saint Paul (Dept of Parks + Rec) submitted by representative (name of petitioner) Mosaic on a Stick, a MN LLC to rezone the property located at 1564 Lafond Ave, St. Paul, MN 55104 from a R-4 zoning district to a TN2 zoning district.
2. A copy of sections 66.313 through 66.343, inclusive of the Saint Paul Zoning Code; and acknowledge that we are aware of all of the uses permitted in a TN2 zoning district, and we are aware that any of these uses can be established upon City Council approval of the rezoning. We hereby consent to the rezoning of the property in the petition of City of Saint Paul to a TN2 zoning district.  
(name of petitioner)

*We consent to the approval of this rezoning as it was explained to us by the applicant or his/her representative.*

ADDRESS OR PIN #	RECORD OWNER	SIGNATURE	DATE
1395 Lafond	Karen Salter	Karen Salter	9/14/12
1395 Lafond	Chris Salter	Chris Salter	9/14/12
628 Asbury St.	Linda Carlson	Linda Carlson	9/14/12
628 Asbury St.	James E. Carlson	James E. Carlson	9/14/12
624 Asbury St.	Maria Hansen	Maria Hansen	9-14-12
616 ASBURY	CRAIG LUKSETD	Craig Luksetd	9-14-12
1206 Asbury St.	Cathy Zinke	Cathy Zinke	9/14/12
1538 + 1566 Thomas	JEROME L. LUTHERAN BY: Robert Benke IT'S PASTOR	Robert Benke	9/14/12
1553 Lafond	Barb Hartnell	Barbara Hartnell	9/18/12
1553 Lafond	Cecil Hartnell	Cecil Hartnell	9-18-12
1551 Lafond ave	Erica Thomas	Erica Thomas	9/18/12

NOTE: This petition shall not be considered as officially filed until the lapse of seven (7) working days after it is received by the Zoning Section. Any signator of this petition may withdraw his/her name therefrom by written request within that time.

# CITY OF SAINT PAUL

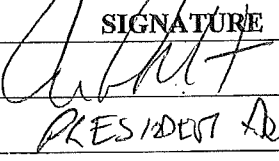
Department of Planning and Economic Development – Zoning Section  
1400 City Hall Annex, 25 Fourth Street W., Saint Paul, MN 55102  
651.266.6589

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1. A copy of the petition of City of Saint Paul (Dept. of Parks + Rec)  
submitted by representative Mosaic on a Stick, a MN LLC (name of petitioner)  
to rezone the property located at 1564 Lafond Ave., St. Paul, MN 55104  
from a R-4 zoning district to a TN2 zoning district.
2. A copy of sections 66.313 through 66.343, inclusive of the Saint Paul Zoning Code; and acknowledge that we are aware of all of the uses permitted in a TN2 zoning district, and we are aware that any of these uses can be established upon City Council approval of the rezoning. We hereby consent to the rezoning of the property in the petition of  
City of Saint Paul to a TN2 zoning district.  
(name of petitioner)

*We consent to the approval of this rezoning as it was explained to us by the applicant or his/her representative.*

ADDRESS OR PIN #	RECORD OWNER	SIGNATURE	DATE
1543 LAFOND AVE ST PAUL MN	AQUINAS PROPERTIES LLC	 PRESIDENT AQUINAS LLC	SEP 20 2022

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10/09

Department of Planning and Economic Development – Zoning Section  
1400 City Hall Annex, 25 Fourth Street W., Saint Paul, MN 55102  
651.266.6589

We, the undersigned, owners of the property within 100 feet of the total contiguous description of real estate owned, purchased, or sold by THE PETITIONER within one year preceding the date of this petition acknowledge that we have been presented with the following:

- 45104 M2

ADDRESS OR PIN #	RECORD OWNER	SIGNATURE	DATE
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[illegible]

10/09



Department of Planning and Economic Development – Zoning Section  
1400 City Hall Annex, 25 Fourth Street W., Saint Paul, MN 55102  
651.266.6589

We, the undersigned, owners of the property within 100 feet of the total contiguous description of real estate owned, purchased, or sold by THE PETITIONER within one year preceding the date of this petition acknowledge that we have been presented with the following:

1. A copy of the petition of City of Saint Paul (Dept of Parks & Rec)  
submitted by representative Mosaic on a Stick, a Mn LLC  
to rezone the property located at 1564 LaSond Ave, St. Paul, MN 55104  
from a R-4 zoning district to a TN2 zoning district.
2. A copy of sections 66.313 through 66.343, inclusive of the Saint Paul Zoning Code; and  
acknowledge that we are aware of all of the uses permitted in a TN2 zoning district, and we are  
aware that any of these uses can be established upon City Council approval of the rezoning. We  
hereby consent to the rezoning of the property in the petition of  
City of Saint Paul to a TN2 zoning district.  
(name of petitioner)

[illegible]

p4 of 4

## CONSENT OF ADJOINING PROPERTY OWNERS FOR A *REZONING*

1. A copy of the petition of City of Saint Paul (dept of Parks + Rec  
submitted by (name of petitioner)  
to rezone the property located at Mosaic on a Stick LLC, 1564 Lafond Ave, St. Paul  
from a RL1 zoning district to a TN2 zoning district. MN 55104

City of St. Paul to a TN2 zoning district.  
(Name of petitioner)

[illegible]

**NOTE: This petition shall not be considered as officially filed until the lapse of seven (7) working days after it is received by the Planning Division. Any signator of this petition may withdraw his/her name therefrom by written request within that time.**

## CITY OF SAINT PAUL

AFFIDAVIT OF PERSON CIRCULATING CONSENT  
PETITION FOR A REZONING

STATE OF MINNESOTA)

:SS.

COUNTY OF RAMSEY)

Lori Greene, being first duly sworn, deposes and states that he/she is the person who circulated the consent petition consisting of 1100 pages; that affiant is informed and believes the parties described on the consent petition are owners of the parcels of real estate described immediately before each name, and that each of the parties described on the consent petition is an owner of property within 100 feet of the subject property described in the petition, and all properties contiguous to the subject property that was owned, purchased or sold by the petitioner within one (1) year preceding the date of the petition; that the consent petition was signed by each said owner; and the signatures are the true and correct signatures of each and all of the parties so described.

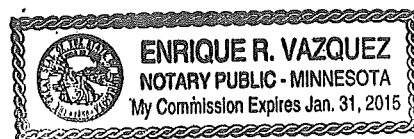
RECEIVED

DEC 26 2012

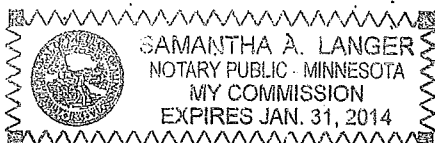
Per \_\_\_\_\_

NAME Lori Greene - President  
Mosaic on a Stick, LLCADDRESS 595 Snelling Ave. No.  
St. Paul, MN 55104TELEPHONE NUMBER 651-246-7218

Subscribed and sworn to before me this

16 day of November, 2012

NOTARY PUBLIC



Samantha Langer

12-26-12

10/08

# CITY OF SAINT PAUL

## AFFIDAVIT OF PETITIONER FOR A REZONING

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

The petitioner, The City of Saint Paul, being first duly sworn, deposes and states that the consent petition contains signatures of the owners of at least two-thirds (2/3) of all eligible properties within 100 feet of the subject property described in the petition and all property contiguous to the subject property that was owned, purchased, or sold by the petitioner within one (1) year preceding the date of the petition; petitioner is informed that the consent petition must contain signatures from each and all owners of jointly-owned property in order to constitute consent from that property and that failure to obtain consent from each and all owners could invalidate the consent petition; petitioner believes that the consent petition was signed by each of said owners and that the signature are the true and correct signatures of each and all of the parties so described.

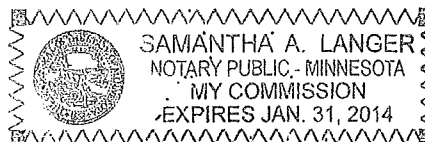
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NAME

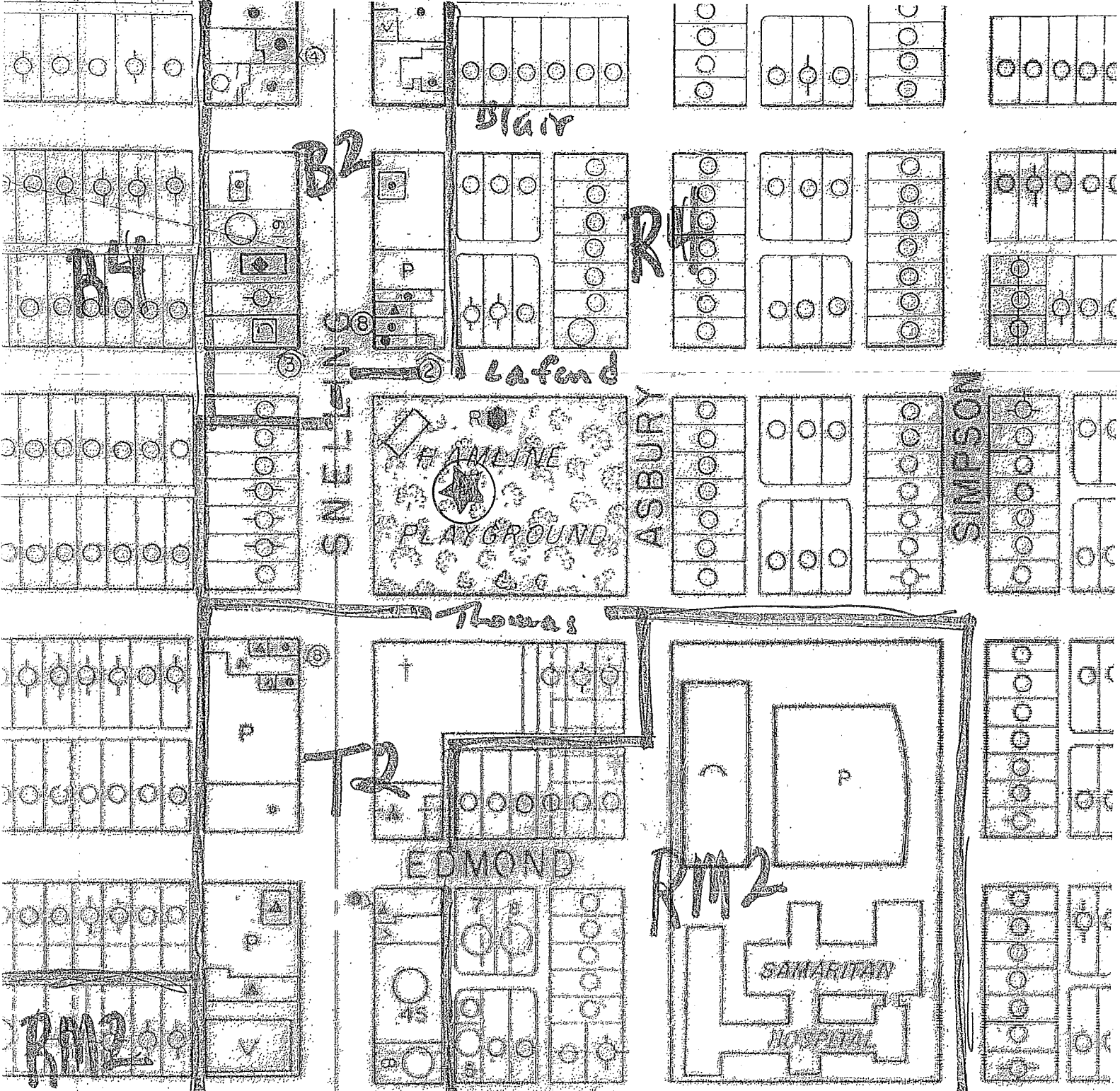
ADDRESS

651 266 6400  
TELEPHONE NUMBER

Subscribed and sworn to before me this  
7 day of December 2012.

[Signature]  
NOTARY PUBLIC





APPLICANT CITY of ST PAUL - REAL ESTATE

PURPOSE RE2 R4 → TN2

FILE # 12-222925 DATE 12-26-12

PLNG. DIST. 11 Land Use Map # 10

SCALE 1" = 400' Zoning Map # 8

LEGEND

zoning district boundary

subject property

○ one family  
 ⊙ two family  
 ⊕ multiple family

• ▲ ◯ commercial  
 ◆ ▬ industrial  
 V vacant

